

South Weymouth Naval Air Station

7A.3 Master Development Plan Materials

Weymouth, Rockland, Abington

March 03, 2023

Binder A

7A.3 Master Development Plan Materials

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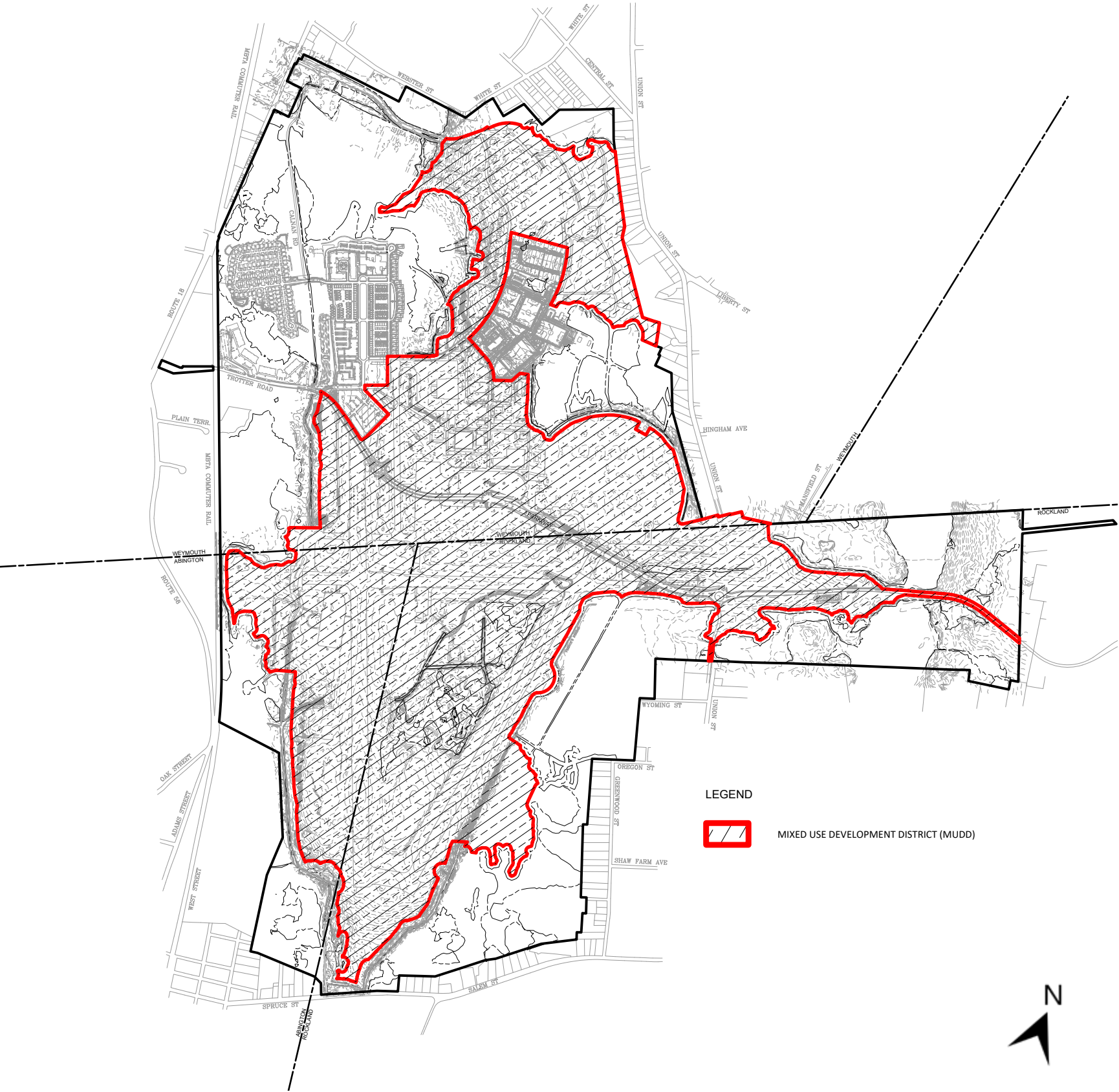
Binder A

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Article 7A.3.1 of the By-Laws	General Plan Requirements
Article 7A.3.1 (a)	Article 7A Land The area of land proposed to be developed under this Article 7A.
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Article 7A.3.1 (c)	Open Space, Recreation, and Buffer Areas The general location, size, and designated use of dedicated open space, recreational, and buffer areas, including the description of the buffer.
Article 7A.3.1 (d)	Streetscape, Landscaping, and Open Spaces Illustrative examples of amenities and design features, such as streetscape improvements, landscaping, and open spaces, to be included as part of the proposed development.
Article 7A.3.1 (e)	General Architecture Illustrative examples of the general architecture anticipated.

Article 7A Land Area

The land area outlined in red on this plan is located within the MUDD and may be developed in accordance with Article 7A of the Zoning By-Laws.



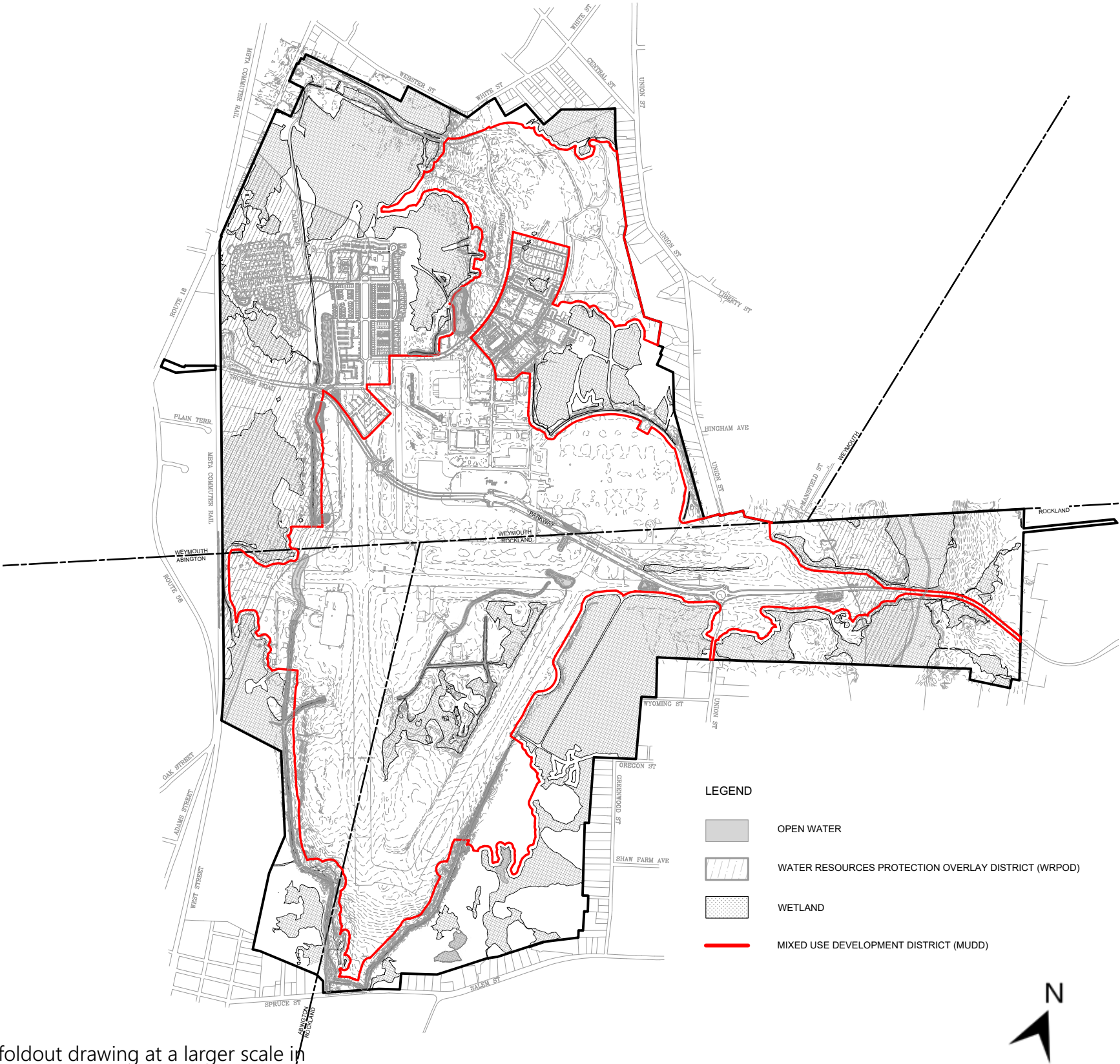
Additional Notes:

7A.3.1 (a) The area of land proposed to be developed under this Article 7A

Sheet no.
7A.3.1 (a)

Existing Conditions Plan

The Existing Conditions Plan sets forth topography and other features of the land that may be developed within the MUDD pursuant to Article 7A of the By-Laws.



See foldout drawing at a larger scale in the pocket at the end of this booklet /

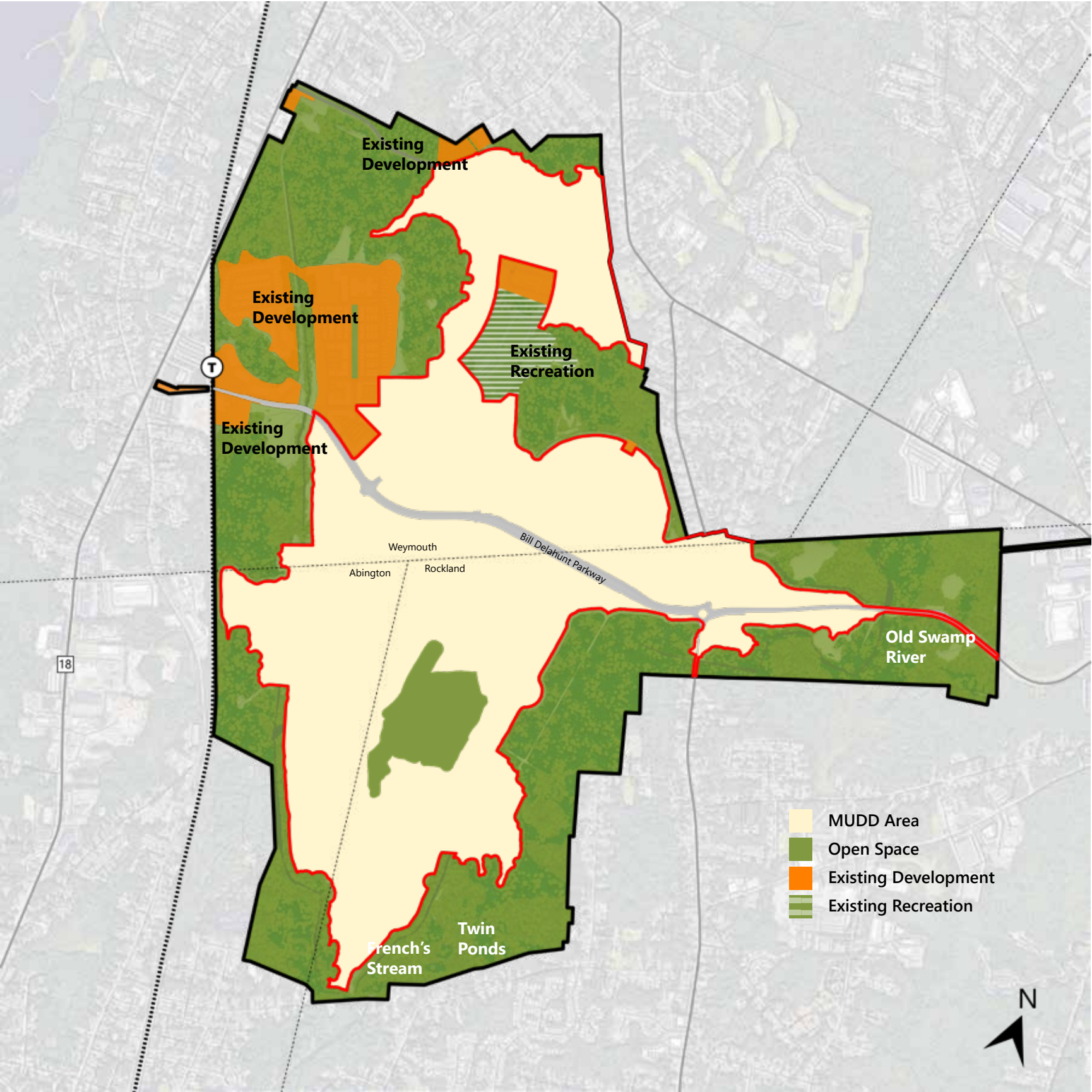
Additional Notes:

7A.3.1 (b) A plan of existing conditions showing the topography and features, including wetlands and water bodies, if any, of the land to be developed, as well as the boundaries of the Water Resource Protection Overlay District (WRPOD) in relation to the land to be developed.	Sheet no.
	7A.3.1 (b)

Open Space, Recreation, and Buffer Areas

The Master Development Plan proposes a perimeter open space network that will provide both a wooded buffer between the Base redevelopment and adjacent neighborhoods and a recreation trail system connected to the development’s landscape greenways. Portions of that open space buffer also provide a wide natural backdrop.

These perimeter open spaces will provide a natural forested “backyard” for the proposed development which, in many areas, will have “front yards” on additional landscaped areas. This new design approach enhances the prior planning of simply having edge buffers by linking those buffers through the proposed internal open spaces, conceptually converting runways to green spaces, linking the north and south open spaces.



Additional Notes:

7A.3.1 (c) The general location, size, and designated use of dedicated open space, recreational, and buffer areas, including the description of the buffer.

Sheet no.

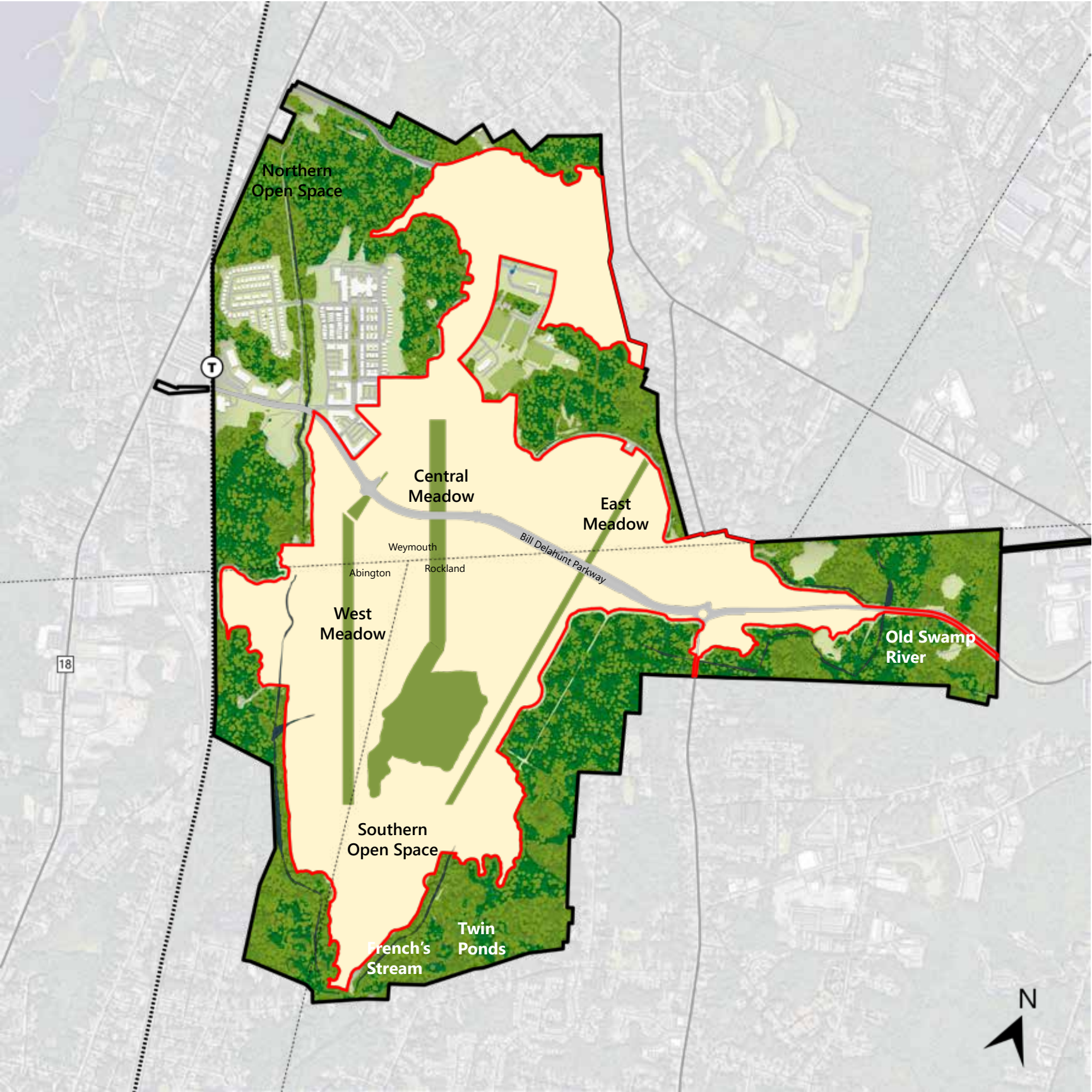
7A.3.1 (c)

Streetscape, Landscape, and Open Spaces

The New England landscape is iconic and sought by homeowners and visitors alike. It is subtle and simple. For example, woodland areas often surround towns, villages, open fields, and meadows.

Replacing the pattern of the iconic runways with long meadows is a way to reconnect the northern and southern open spaces and habitats, enabling passage of people and water. The meadows reconnect natural and manmade communities. They are framed with trees at crossings, or when adjacent to buildings.

Civic buildings, greens, tightly or loosely surrounded by homes and shops, and simple paved and unpaved squares are where communities meet. Tree lined streets, hedges, and fences can be critical to mark boundaries. Landscape identities include perimeter preserves, meadows, meeting places, and individual neighborhoods.

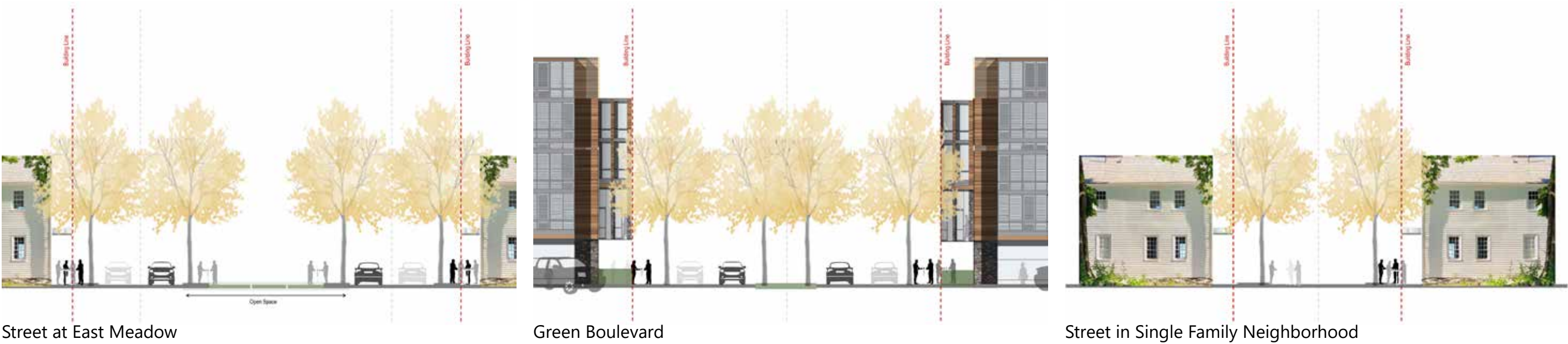


Additional Notes:
The site plan and imagery set forth above are representative and solely for illustrative purposes to provide guidance regarding design features of development within the MUDD.

7A.3.1 (d) Illustrative examples of amenities and design features, such as streetscape improvements, landscaping, and open spaces, to be included as part of the proposed development.

Streetscape, Landscape, and Open Spaces

The aim of the street system is to provide an efficient, safe, multi-modal network of public streets that accommodate vehicular, pedestrian, and bicycle traffic and encourage transit ridership, providing an attractive building and street layout that maximizes the livability of all districts.



Additional Notes:
The imagery set forth is representative and solely for illustrative purposes to provide guidance regarding design features of development within the MUDD.

7A.3.1 (d) Illustrative examples of amenities and design features, such as streetscape improvements, landscaping, and open spaces, to be included as part of the proposed development.	Sheet no.
	7A.3.1 (d) (2 of 2)

Architecture- General

The architecture of the neighborhoods should be of “New England” style. Simple forms, compact neighborhoods, local materials, are examples of the hallmark and aspiration of a “New England” style community.

Architecture- Apartments and Lofts

Massing of buildings in the high density neighborhoods should be kept simple and elegant. For example, minimal gestures in the massing, setbacks, and bays can be used to articulate the facades without compromising the simplicity of the overall massing form.



Additional Notes:
The imagery set forth above is for illustrative purposes to provide general guidance regarding architecture of development within the MUDD.

7A.3.1 (e) Illustrative examples of the general architecture anticipated.	Sheet no.
	7A.3.1 (e) (1 of 4)

Architecture- Townhouses

Massing should be kept simple. Minimal gestures in massing, setbacks, and bays can be used to articulate the facades but without compromising the simplicity of the overall massing form. Special attention should be paid to the scale, and proportions of openings, building elements such as balconies, bays, canopies, verandas, and entrances. Simple pitched and flat roof massing is encouraged.

Subtle variety among town house groupings is encouraged to maintain cohesion between townhouses on successive blocks.



Additional Notes:
The imagery set forth above is for illustrative purposes to provide general guidance regarding architecture of development within the MUDD.

7A.3.1 (e) Illustrative examples of the general architecture anticipated.	Sheet no.
	7A.3.1 (e) (2 of 4)

Architecture- Single Family Homes (Attached and Detached)

Variety within the single family is key and important to strengthen the sense of individuality while at the same time keeping some cohesion and continuity on successive site blocks. Keep home and roof shapes simple. The house massing can be a single volume or detached and attached simple volumes.



Additional Notes:
The imagery set forth above is for illustrative purposes to provide general guidance regarding architecture of development within the MUDD.

7A.3.1 (e) Illustrative examples of the general architecture anticipated.

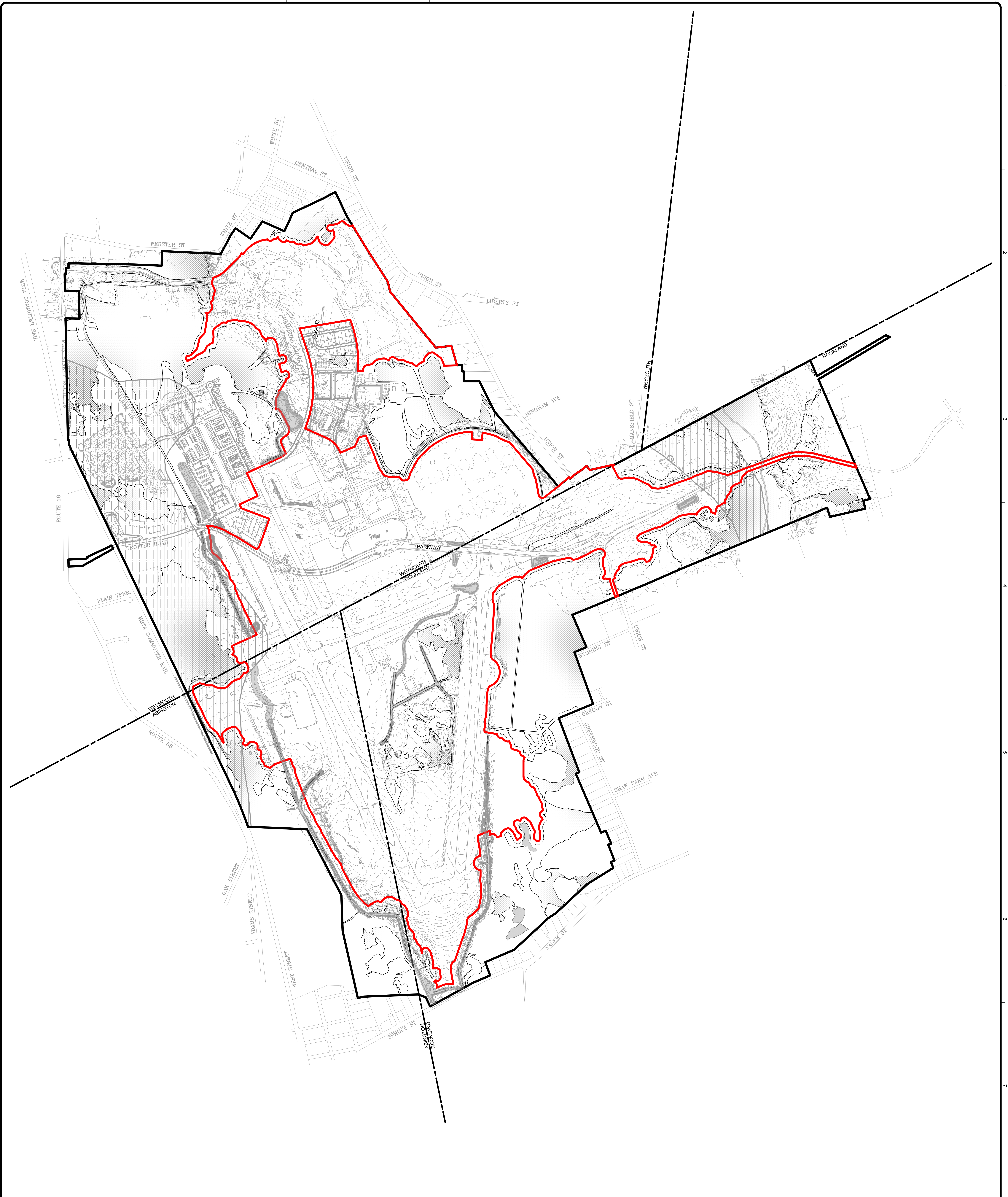
Architecture- Commercial and Retail

Commercial and retail uses will generally be either ground floor uses below residential uses or independent light industrial buildings and retail stores. The core district may also incorporate retail pavilions on the central meadow.



Additional Notes:
The imagery set forth above is for illustrative purposes to provide general guidance regarding architecture of development within the MUDD.

7A.3.1 (e) Illustrative examples of the general architecture anticipated.



LEGEND

OPEN WATER

WATER RESOURCES PROTECTION OVERLAY DISTRICT (WRPOD)

N

0250'500'1000'

SCALE: 1" = 500'



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MARK	DATE	DESCRIPTION	BY

Client: Brookfield Properties / New England Development
Proj. Loc.: Weymouth, Rockland, and Abington Massachusetts
South Weymouth Naval Air Station
Master Development Plan
7A.3.1(b) Existing Conditions Plan

Project No.: 143-33244-21001
Designed By: TAB
Drawn By: TAB
Checked By: JSH

C101